

## Fill in this information to identify the case:

Debtor 1 Samuel Garcia

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Indiana

Case number 18-06569-RLM-13

## Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as  
Name of creditor: Trustee of the Bungalow Series IV Trust

Court claim no. (if known): 8-1

Last 4 digits of any number you use to  
identify the debtor's account: 0 9 0 8

Date of payment change:  
Must be at least 21 days after date of this notice 06/01/2021

New total payment: \$ 784.08  
Principal, interest, and escrow, if any

**Part 1: Escrow Account Payment Adjustment**

## 1. Will there be a change in the debtor's escrow account payment?

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 231.58

New escrow payment: \$ 227.13

**Part 2: Mortgage Payment Adjustment**

## 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change**

## 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Debtor 1	Samuel Garcia		
	First Name	Middle Name	Last Name

Case number (if known) 18-06569-RLM-13

## Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Molly Slutsky Simons

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Signature

Date 04/21/2021

Print: Molly Slutsky Simons

First Name	Middle Name	Last Name
Molly	Slutsky	Simons

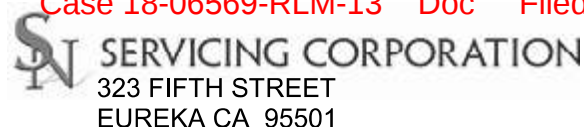
Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address	394 Wards Corner Road, Suite 180		
	Number	Street	
	Loveland	OH	45140
	City	State	ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com



(800) 603-0836  
 Para Español, Ext. 2660, 2643 o 2772  
 8:00 a.m. - 5:00 p.m. Pacific Time  
 Main Office NMLS #5985  
 Branch Office NMLS #9785

SAMUEL GARCIA  
 1354 RIVER RIDGE DR N  
 BROWNSBURG IN 46112

Analysis Date: April 15, 2021

Property Address: 1354 RIVER RIDGE DRIVE BROWNSBURG, IN 46112

Final

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement  
 Account History**

This is a statement of actual activity in your escrow account from June 2020 to May 2021. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

<b>Payment Information</b>	<b>Current:</b>	<b>Effective Jun 01, 2021:</b>
Principal & Interest Pmt:	556.95	556.95
Escrow Payment:	231.58	227.13
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$788.53	\$784.08

<b>Escrow Balance Calculation</b>	
Due Date:	Mar 01, 2020
Escrow Balance:	(2,259.45)
Anticipated Pmts to Escrow:	3,473.70
Anticipated Pmts from Escrow (-):	1,286.00
Anticipated Escrow Balance:	(\$71.75)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	463.21	(2,839.22)
Jun 2020	231.58	215.25		*		694.79	(2,623.97)
Jul 2020	231.58	215.25		*		926.37	(2,408.72)
Aug 2020	231.58	215.25		*		1,157.95	(2,193.47)
Sep 2020	231.58	228.92		*		1,389.53	(1,964.55)
Oct 2020	231.58	228.92		*		1,621.11	(1,735.63)
Oct 2020				703.50	* County Tax	1,621.11	(2,439.13)
Nov 2020	231.58	228.92	699.50	*	* County Tax	1,153.19	(2,210.21)
Dec 2020	231.58	228.92		*		1,384.77	(1,981.29)
Jan 2021	231.58	228.92		*		1,616.35	(1,752.37)
Feb 2021	231.58	228.92		*		1,847.93	(1,523.45)
Mar 2021	231.58			*		2,079.51	(1,523.45)
Apr 2021	231.58			*		2,311.09	(1,523.45)
Apr 2021				736.00	* County Tax	2,311.09	(2,259.45)
May 2021	231.58		1,376.00	*	* Homeowners Policy	1,166.67	(2,259.45)
May 2021			703.50	*	* County Tax	463.17	(2,259.45)
					Anticipated Transactions	463.17	(2,259.45)
Apr 2021		3,242.12					982.67
May 2021		231.58		1,286.00	Homeowners Policy		(71.75)
	\$2,778.96	\$5,492.97	\$2,779.00	\$2,725.50			

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equating 2,779.00. Under Federal law, your lowest monthly balance should not have exceeded 463.17 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: April 15, 2021  
 Borrower: SAMUEL GARCIA

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement  
 Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(71.75)	454.19
Jun 2021	227.13			155.38	681.32
Jul 2021	227.13			382.51	908.45
Aug 2021	227.13			609.64	1,135.58
Sep 2021	227.13			836.77	1,362.71
Oct 2021	227.13			1,063.90	1,589.84
Nov 2021	227.13	703.50	County Tax	587.53	1,113.47
Dec 2021	227.13			814.66	1,340.60
Jan 2022	227.13			1,041.79	1,567.73
Feb 2022	227.13			1,268.92	1,794.86
Mar 2022	227.13			1,496.05	2,021.99
Apr 2022	227.13			1,723.18	2,249.12
May 2022	227.13	1,286.00	Homeowners Policy	664.31	1,190.25
May 2022		736.00	County Tax	(71.69)	454.25
	<u>\$2,725.56</u>	<u>\$2,725.50</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 454.25. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 454.25 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (71.75). Your starting balance (escrow balance required) according to this analysis should be \$454.19. This means you have a shortage of 525.94. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 2,725.50. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

Analysis Date: April 15, 2021

Borrower: SAMUEL GARCIA

Loan: [REDACTED]**New Escrow Payment Calculation**

Unadjusted Escrow Payment	227.13
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$227.13</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF INDIANA  
INDIANAPOLIS DIVISION**

In Re:	Case No. 18-06569-RLM-13
Samuel Garcia	Chapter 13
Debtor	Judge Robyn L. Moberly

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**CERTIFICATE OF SERVICE**

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I certify that on April 21, 2021, a copy of the foregoing Notice of Mortgage Payment Change was filed electronically. Notice of this filing will be sent to the following party/parties through the Court's ECF System. Party/parties may access this filing through the Court's system:

Juan A. Perez, Jr., Debtor's Counsel  
jay@perezlawindiana.com

John Morgan Hauber, Trustee  
ecfmail@hauber13.com

U.S. Trustee, Office of the U.S. Trustee  
ustpreion10.in.ecf@usdoj.gov

I further certify that on April 21, 2021, a copy of the foregoing Notice of Mortgage Payment Change was mailed by first-class U.S. Mail, postage prepaid and properly addressed to the following:

Samuel Garcia, Debtor  
1354 River Ridge Dr.  
Brownsburg, IN 46112

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (OH 0083702)  
Sottile & Barile, Attorneys at Law  
394 Wards Corner Road, Suite 180  
Loveland, OH 45140  
Phone: 513.444.4100  
Email: bankruptcy@sottileandbarile.com  
Attorney for Creditor